041.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	877,600	/	877,600
USE VALUE:	877,600	/	877,600
ASSESSED:	877,600	/	877,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	-55	EXETER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DICKERSON LINDA J/PERS REP
Owner 2:	ESTATE/ROBERTO M & VINCENZA M
Owner 3:	
Street 1:	4 HELEN DR
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,135 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Asbestos Exterior and 2316 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5135.000	413,700	4,700	459,200	877,600
Total Card	0.118	413,700	4,700	459,200	877,600
Total Parcel	0.118	413,700	4,700	459,200	877,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.93 | /Parcel: 378.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
27884			11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	414,200	4700	5,135.	459,200	878,100	878,100	Year End Roll	12/18/2019
2019	104	FV	321,100	4700	5,135.	487,900	813,700	813,700	Year End Roll	1/3/2019
2018	104	FV	321,100	4700	5,135.	355,900	681,700	681,700	Year End Roll	12/20/2017
2017	104	FV	301,000	4700	5,135.	310,000	615,700	615,700	Year End Roll	1/3/2017
2016	104	FV	301,000	4700	5,135.	264,100	569,800	569,800	Year End	1/4/2016
2015	104	FV	268,000	4700	5,135.	258,300	531,000	531,000	Year End Roll	12/11/2014
2014	104	FV	268,000	4700	5,135.	212,400	485,100	485,100	Year End Roll	12/16/2013
2013	104	FV	278,900	4700	5,135.	202,100	485,700	485,700		12/13/2012

!3409!

PRINT

Date	Time
12/10/20	18:40:15

LAST REV

Date	Time
12/27/19	08:22:35
apro	
3409	

USER DEFINED

Prior Id # 1:	27884
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13170-595		4/1/1977		28,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2019	1393	Re-Roof	12,995					
11/21/2011	1537	Siding	36,626					install vinyl sidi
10/26/2011	1354	Re-Roof	10,640					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
1/31/2018	Mail Update	EMK	Ellen K
4/6/2009	Meas/Inspect	189	PATRIOT
3/1/2000	Mailer Sent		
2/28/2000	Measured	264	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5135		Sq. Ft.	Site		0	80.	1.12	1									459,242						459,200	

Total AC/HA:	0.11788	Total SF/SM:	5135	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	459,242	Spl Credit		Total:	459,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10336781
Const Adj.:	0.94040596
Adj $ / SQ:	176.394
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599615
Depreciation:	185881
Depreciated Total:	413734

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

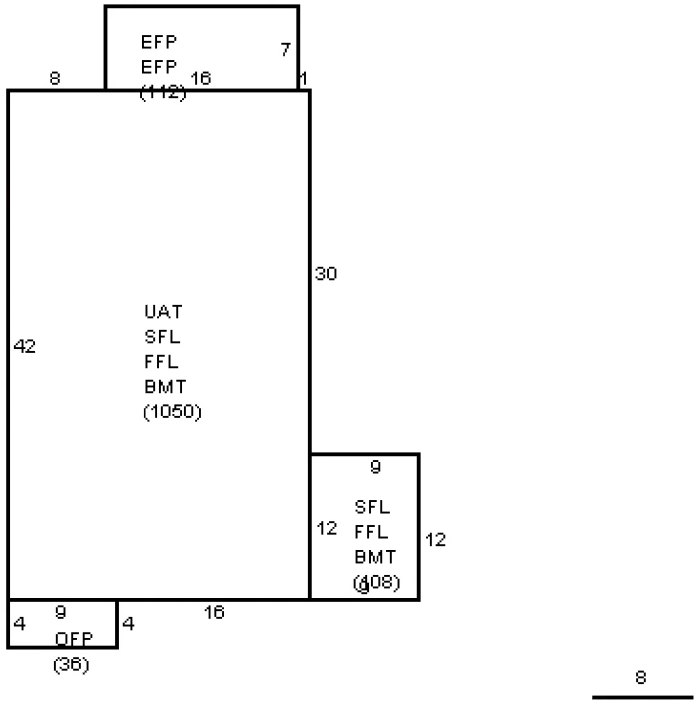
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.39
Special Features:	0	Val/Su Net:	103.50
Final Total:	413700	Val/Su SzAd	178.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,158	52.920	61,279
FFL	First Floor	1,158	176.390	204,265
SFL	Second Floor	1,158	176.390	204,265
UAT	Upper Attic	263	70.560	18,521
EFP	Enclos Porch	224	37.030	8,295
OFP	Open Porch	36	41.380	1,490

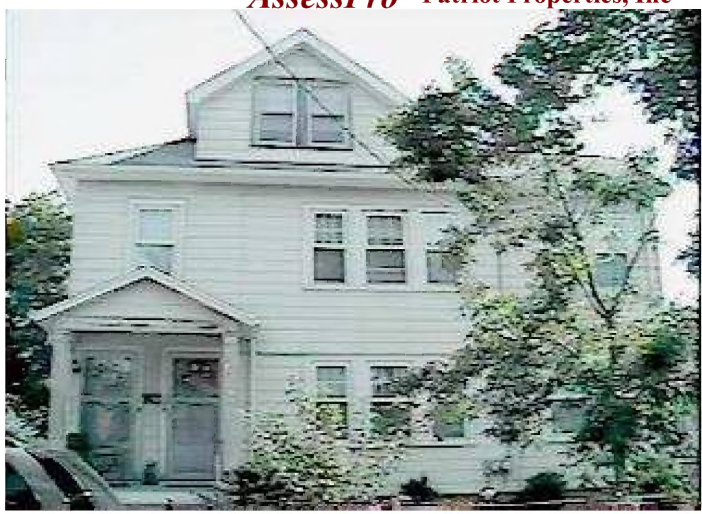
Net Sketched Area:	3,997			Total:	498,115
Size Ad	2316	Gross Are	4784	FinArea	2316

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700